



26 Pennant Hills
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3rd May 2013

For the attention of Mr Chris Murray
Service Manager (Planning Development)
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Mr Murray

Your Ref. APP/13/00266

Planning Application for Development of Havant Retail Park by Linden Homes

The development of this site from Retail to Residential use makes good sense in the light of the current shortage of housing but in our view there are several issues which have not been satisfactorily addressed.

1. Pedestrian Access to site

Currently the majority of visitors arrive at the retail park by vehicle and few people have to cross Portsdown Hill Road on foot. The residential development proposed will have a significant increase in people having to cross the road, particularly young people, in such a mixed development. As you are aware there is no pavement or suitable crossing on this potentially dangerous road. In this development there will be a great increase in school aged children, and no safe place to cross. In addition, where there is a pavement, this is too narrow for two pushchairs to pass each other, without one having to go into the road.

2. Housing Density

Looking at the plan of this development in the Linden Homes leaflet, it would appear that the size of plot per unit is considerably less than those in the surrounding locality. For this reason the space will be overdeveloped.

3. Drainage and Sewage

Before the retail units were built, attempts were made to use this site for housing development. This was abandoned on account of problems regarding drainage and sewage provision. There is no mention of how this problem is being resolved.

4. Parking Provision

With the increase of the number of cars per family, which, with a house with four or five bedrooms could exceed four vehicles, the supply of parking places will be fully taken. The resulting overflow would naturally be in Pennant Hills. We already have cars parked overnight from dwellings in Portsdown Hill Road. We are then unable to accommodate our own visitors and family, when required. As Pennant Hills is a cul-de-sac, there is nowhere else to park for residents' visitors and family.

5. Traffic Density

It has been stated that the traffic flow would not be significantly increased from this development. This seems absurd for the morning rush hour when the AMF Bowling Alley does not open until 10.00am and Homebase opens at 8.00am when observation shows there are very few customers at this time. The traffic travelling to work and school from this proposed development of 86 units would surely be far in excess of the current traffic movement, and would have a severe impact on the density of traffic in the rush hour, which is already bad enough in Portsdown Hill Road.

6. Apartments adjoining Portsdown Hill Road at site entrance (Opposite 26 Pennant Hills)

During the consultation process this building has been two or three storey, pitched or flat roofed. I have today confirmation from James Atterbury (who is named on the back of Linden Homes brochure) who has assured me that these apartments will be TWO STOREY WITH A PITCHED ROOF. This is acceptable, but the other options are NOT.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Hazel Owen (Mrs.)
Martin Owen (Mr.)